Karen Johnson Davidson County
Batch# 1011631 DEEDWARR
06/06/2023 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230606-0042696

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0080

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $600,000.00.

Sworn to and subscribed before me this 31 day of May, 2023.

Carmen Coats
Affiant

Julie Bailey
Notary Public 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Brayden Oswald, et al 311 37th Ave N. Nashville TN 37209	NEW OWNER	092-13-0-310.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathryn M. Gray and Bradley A. Lynfoot, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brayden Oswald, an unmarried man and Daniel Oswald, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Being all of Lot No. 82, on Shield's New West Nashville Plan, as shown by plat appearing of record in Book 57, page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kathryn M. Gray and Bradley A. Lynfoot, a married couple by Warranty Deed from Charles David Irish, by and through Attorney in Fact Christina P. Terrell, and Kim Irish, by and through Attorney in Fact Christina P. Terrell, husband and wife of record in Instrument No. 20151002-0100597 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

This is improved property known as **311 37th Ave N., Nashville, TN 37209.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31 day of May, 2023.

Kathryn M. Gray

Kathryn M. Gray

Bradley A. Lynfoot

Bradley A. Lynfoot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn M. Gray and Bradley A. Lynfoot, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of May 2023.

Notary Public
My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023